

MINUTES OF THE REGULAR MEETING
OF THE
COMMISSIONERS OF THE CHICAGO HOUSING AUTHORITY
September 16, 2003

The Commissioners of the Chicago Housing Authority held its Regular Meeting on Tuesday, September 16, 2003, at 8:30 a.m. at Schneider Apartments, 1750 West Peterson Ave., Chicago, Illinois.

The meeting was called to order by the Chairperson, and upon roll call, those present and absent were as follows:

Present: Sharon Gist Gilliam
Hallie Amey
Mamie Bone
Earnest Gates
Dr. Mildred Harris
Lori Healey
Michael Ivers
Martin Nesbitt
Carlos Ponce
Sandra Young

Absent: None

Also present were Terry Peterson, Chief Executive Officer; Gail Niemann, General Counsel; Chicago Housing Authority Staff Members and the General Public.

There being a quorum present, the meeting duly convened and business was transacted as follows:

Terry Peterson, Chief Executive Officer, then presented his monthly report. Mr. Peterson started his report by thanking the LAC Presidents and residents for supporting the City and CHA's Back To School efforts. The Chicago Public School had a record opening day and some of the credits go to the residents who enrolled early and showed up on the first day of school. CHA is also participating in an ongoing recruitment campaign to fill last minute Headstart/Preschool slots. To date, approximately 400 additional CHA children have enrolled in Headstart. Mr. Peterson then announced the implementation of the C.H.A.N.C.E. Program that is slated for Board approval at this meeting. Mr. Peterson informed the Board that it is important to note that approximately 70% of CHA residents are current with their utility bills; however, the other 30% are facing serious obstacles in their ability to pay their bills. Mr. Peterson then thanked ComEd for joining forces with CHA in assisting residents in their efforts to pay their bills thereby moving the Plan For Transformation forward.

The Chairperson then convened the Public Hearing portion of the meeting by inviting residents and the public at large to address the Board.

Immediately following the Public Hearing portion of the meeting, a Motion was introduced and seconded to adjourn to Executive Session. The Chairperson announced that pursuant to the Open Meetings Act, 5 ILCS 120/2, the Board would adjourn for approximately one (1) hour to discuss pending, probable or imminent litigation, collective negotiating matters, security and personnel matters.

The Commissioners subsequently reconvened in Open Session and Chairperson Gilliam thereupon introduced for approval the Minutes of the Annual and Regular Meeting held on July

15, 2003. Upon Motion made and properly seconded, the Minutes for July 15, 2003, were unanimously approved and accepted as submitted.

The Chairperson thereupon introduced the Resolutions discussed in Executive Session.

A Motion to approve Executive Session Items 1 thru 3 was presented by Commissioner Young.

(Executive Session Item 1)

RESOLUTION NO. 2003-CHA-133

WHEREAS, the Board of Commissioners of the Chicago Housing Authority has reviewed the Board Letter dated September 3, 2003, requesting that the Board of Commissioners approves the Personnel Actions Report for August 2003.

THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY

THAT, the Board of Commissioners hereby approves the Personnel Actions Report for August 2003.

(Executive Session Item 2)

RESOLUTION NO. 2003-CHA-134

WHEREAS, the Board of Commissioners has reviewed the Board Letter dated August 21, 2003, requesting authorization to enter into a settlement agreement in the matter of *Aaron, et al. v. Chicago Housing Authority, et al.*, 99 L 11738, for an amount not to exceed \$10,500,000 (Ten Million Five Hundred Thousand Dollars) payable over a three year period.

THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY

THAT, the Board of Commissioners authorizes the Chief Executive Officer or the General Counsel to enter into a settlement agreement in the matter of *Aaron v. Chicago Housing Authority*, 99 L 11738, in an amount not to exceed \$10,500,000 payable over a three year period.

(Executive Session Item 3)

RESOLUTION NO. 2003-CHA-135

WHEREAS, the Board of Commissioners of the Chicago Housing Authority has reviewed the Board Letter dated September 8, 2003, entitled Authorization to Approve Chairman's stipend and to Amend Board Resolution No. 2003-CHA-109 Approved on August 19, 2003.

THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY

THAT, the Board of Commissioners approves an annual stipend in the amount of \$75,000 plus a health insurance supplement in the amount of \$9,387.48 for the Chairman of the Board of Commissioners and approves her enrollment, at her own expense, in the CHA's insurance benefit plans for health, dental and vision, life, and accidental death and dismemberment insurance.

The Motion to adopt the Resolutions for Executive Session Items 1 thru 3 was seconded by Commissioner Harris and the voting was as follows:

Ayes:	Sharon Gist Gilliam
	Hallie Amey
	Mamie Bone
	Earnest Gates
	Dr. Mildred Harris
	Lori Healey
	Michael Ivers
	Martin Nesbitt
	Carlos Ponce
	Sandra Young

Nays:	None
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The Chairperson thereupon declared said Motion carried and said Resolutions adopted.

Commissioner Earnest Gates, Chairperson of the Operations Committee, then presented the monthly report for the Joint Finance & Operations Committee meeting held on Wednesday, September 10, 2003. Per Commissioner Gates, the committee was presented with a Service Connectors Program Perspective by Daphne Allen-Jasper, Regional Property Manager for P.M. One. In addition, staff presented the Treasury and Cash Flow Report and an update on Development activities.

Commissioner Gates then introduced an Omnibus Motion for adoption of the resolutions for Items A1 and A7 through A13, discussed, voted and recommended for Board approval by the Joint Finance and Operations Committees.

(Item A1)

The Authority renews its insurance coverage on an annual basis. HUD has previously authorized the CHA to allow its Insurance Broker of Record to solicit competitive bids for all forthcoming insurance procurements. Near North Insurance Brokerage, Broker of Record, placed an advertisement soliciting an Invitation for Bid for CHA's insurance coverage and directly solicited 23 insurers and wholesalers. Of the 5 bids received, Near North and CHA's Risk Management Department recommend the five carriers (Lexington, Westchester, Royal Indemnity Insurance, Travelers Insurance Group, and HARRG) to provide the required insurance coverage for CHA. Accordingly, the resolution for Item A1 approves award of contract to the five stated firms, through its broker of record, Near North Insurance Brokerage.

RESOLUTION NO. 2003-CHA-136

WHEREAS, The Board of Commissioners has reviewed the memorandum dated August 11, 2003, entitled "Authorization to Award General Liability, Public Officials Liability, Employment Practices Liability, Auto Liability, Excess Liability, Property, Excess Property, and Boiler and Machinery Insurance Coverage for CHA".

THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY

THAT, the Board of Commissioners authorizes the Chief Executive Officer or his designee to award the following insurance coverage for the CHA through its broker of record, Near North Insurance Brokerage, Inc.: (1) General Liability and Excess Liability insurance coverage's written through AIG in an amount not-to-exceed \$211,233; (2) Public Officials Liability and Employment Practices Liability written through AIG in an amount not-to-exceed \$257,106; (3) Property and Excess Property Insurance written through AIG in an amount not-to-exceed \$779,218; (4) Excess Property (DIC) Insurance written through Royal Indemnity in an amount not-to-exceed \$51,750; (5) Boiler & Machinery written through Travelers Insurance in an amount not-to-exceed \$54,259; and (6) Auto Liability written through HARRG in an amount not-to-exceed \$70,071, for a one-year period, for a total amount not-to-exceed \$1,423,636, subject to HUD approval, if required.

(Item A7)

In August 2003, the Authority advertised an Invitation For Bid in area newspapers for exterior renovations at Kenmore Apartments. Additionally, 49 companies, including 13 MBE/WBE firms, were directly solicited. Of the four bids received and open, FHP Tectonics was determined to have submitted the lowest responsive and responsible bid. Accordingly, the resolution for Item A7 approves award of contract to FHP Tectonics. As part of the CHA's Capital Improvement Program for Seniors, this contract is necessary to repair the exterior envelope of the building at Kenmore Apartments.

RESOLUTION NO. 2003-CHA-137

WHEREAS, the Board of Commissioners has reviewed Board Letter dated August 29, 2003, Entitled "Authorization to execute contract with FHP Tectonics Corporation for exterior renovation at Kenmore Apartments, 5040 North Kenmore (IL2-10), IFB No. 01224";

THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY

THAT, the Board of Commissioners authorizes the Chief Executive Officer or his designee to execute a firm fixed-fee contract with FHP Tectonics Corporation, d/b/a F. H. Paschen. S. H. Nielson & Associates in the amount of \$572,000. The

time for completion of work under the contract will be 300 days from the date of the notice to proceed.

(Item A8)

On April 8, 2003, at approximately 4:00 a.m., Lathrop Homes Development experienced a major power outage causing a black-out throughout the development. Pursuant to the Lathrop Homes Emergency Plan, ComEd and E-Z Electrical Services were immediately contacted to provide temporary generators. E-Z Electrical Services was contacted because they had previously performed electrical services at Lathrop and they were the most familiar with the system. The resolution for Item A8 approves CHA's existing obligation to E-Z Electrical for emergency services rendered during the power outage, as well as covering the cost to purchase four new transformers in order to minimize the possibility of future emergencies of this nature.

RESOLUTION NO. 2003-CHA138

WHEREAS, the Board of Commissioners has reviewed the Board Letter dated August 28, 2003, titled, "Authorization to ratify the obligation and enter into a contract with E-Z Electrical Services, Inc. for emergency electrical work at Lathrop Homes."

THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY

THAT, the Board of Commissioners hereby ratifies the obligation and approves the expenditure of funds for emergency generators and electrical work at the Lathrop Homes Development for \$674,664.64 and authorizing the Chief Executive Officer or his designee to enter into a contract in an amount not-to-exceed \$65,588.00, to replace four (4) transformers and eliminate any additional collateral damage at the Lathrop Homes Development, for a total expenditure of \$740,252.64.

(Item A9)

The entire Robert Taylor redevelopment, including on and off-site redevelopment, calls for a mixed-income, mixed-tenure community of approximately 2,388 units, of which approximately 794 will be targeted to public housing residents; approximately 665 will be affordable rental, approximately 495 affordable homeownership, and approximately 434 rental will be market rate. The financing plan for Robert Taylor Phase C-1 totals approximately \$24.5 million. It is contemplated that the City will transfer certain City-owned parcels necessary for the Robert Taylor Phase C-1 development to the developer or its affiliate directly (as opposed to through CHA). This will avoid CHA unnecessarily coming into the chain of title. It is anticipated that the majority of the land for the first on-site phase, Phase A-1, will be ground leased to the developer (or an affiliated owner entity), for 99 years, and that the single-family homeownership sites will be conveyed in fee simple. Accordingly, the resolution for Item A9 approves submission of a Disposition Application for the remainder of Robert Taylor, submit the Mixed-Finance Proposal to HUD and execute such other documents as necessary.

RESOLUTION NO. 2003-CHA-139

WHEREAS, the Board of Commissioners has reviewed the Board Letter dated September 10, 2003, requesting authorization to 1) submit applications to the United States Department of Housing and Urban Development ("HUD") for Disposition for certain CHA land formerly known as The Robert Taylor Homes 2) submit a Mixed Finance Proposal to HUD for the Robert Taylor Phase C-1 Off-site project and 3) execute such other documents and take such other actions as may be necessary or appropriate to implement the foregoing.

THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY

THAT, the Board of Commissioners authorize the Chief Executive Officer or his designee to: 1) submit application(s) to the United States Department of Housing and Urban Development ("HUD") for Disposition for certain CHA land formerly known as The Robert Taylor Homes 2) submit a Mixed Finance Proposal to HUD for the Robert Taylor Phase C-1 Off-site project and 3) execute such other documents as may be necessary or appropriate to implement the foregoing.

(Item A10)

In January 2003, the Board approved Resolution 2003-CHA-11 to enter into a twenty year loan agreement with the Chicago Metropolitan Housing Development Corporation (CMHDC) for the purchase of sixteen one-bedroom units within the Domain Lofts Development. Resolution 2003-CHA-11 requires amendment to reflect the following changes: increase the amount of Cabrini

HOPE VI grant funds from \$1,680,720 to \$1,842,295.00 and to authorize the Chief Executive Officer to execute and submit to HUD documents required in connection with entering into the Loan Agreement with CMHDC.

RESOLUTION NO. 2003-CHA-140

WHEREAS, the Board of Commissioners has revised the Board Letter dated September 2, 2003, entitled “Request for Authorization to Amend a Resolution for the Purchase of Sixteen One-Bedroom Units in the Domain Lofts Development; Execute and Submit to HUD for Approval Evidentiary Documents Required in Connection with Domain Loft Development Transaction”:

THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY

THAT, the Board of Commissioners approves and authorizes the amendment of Resolution 2003-CHA-11 and thereby,

1. Authorizes the Chief Executive Officer or his designee to execute and submit for HUD approval all evidentiary documents required in connection with this transaction;
2. Authorizes the Chief Executive Officer or his designee to execute any and all documents necessary in connection with the same;
3. Increases the amount of Cabrini HOPE VI Grant funds from an amount not to exceed \$1,680,720 to an amount not to exceed \$1,842,295 (\$1,498,606 shall be made as a loan to CMHDC as originally approved and a maximum of \$ 343,689 will be used to pay Receiver Fees/Administrative costs and other development related costs)

(Item A11)

The resolution for Item A11 approves Amendment to the Annual Contributions Contract. The purpose of this Amendment is to add 16 units under Project IL06P002219 to the ACC upon the closing of the transaction for the 16 public housing units in the Domain Lofts Development.

RESOLUTION NO. 2003-CHA-141

WHEREAS, the Board of Commissioners has reviewed the Board Letter dated August 29, 2003 entitled “Recommendation to Execute an Amendment to the Chicago Housing Authority’s Annual Contributions Contract, C-1014 for Project No. IL06P002219”

THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY

THAT, the Chicago Housing Authority shall enter into an Amendment with HUD, modifying the terms of the Annual Contributions Contract C-1014 to add 16 units under Project No. IL06P002219 upon the closing of the transaction for 16 public housing units in the Domain Lofts Development, and upon such event the Chief Executive Officer, or his designee, is hereby authorized and directed to execute such Amendment to the Annual Contributions Contract in quintuplicate and the Custodian and Keeper of Records is authorized and directed to attest and impress the official seal of the Chicago Housing Authority on each such counterpart. The aforesaid Amendment shall be substantially in the attached form.

(Item A12)

The resolution for Item A12 approves Amendment No. 128 to the Annual Contributions Contract. The purpose of Amendment No. 128 is to add 466 units under ACC-1014 for the operating subsidy for those units reflecting the transfer of completed projects from ACC-1150 between the Receiver and HUD. The New Addendum in addition to the changes under Amendment No. 128 also reflects that projects 164, 178 and 206 under C-1014 are being transferred from development to operation.

RESOLUTION NO. 2003-CHA-142

WHEREAS, the Board of Commissioners has reviewed the Board Letter dated September 2, 2003, entitled Recommendation to Execute Amendment Nos. 128 to the Chicago

THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY

THAT, the Chicago Housing Authority shall enter into Amendment No. 128 with HUD, modifying the terms of the Annual Contributions Contract C-1014 to add 466 units under Project Nos. IL06P002123, 161, 191, 195, 197, 198, 199, 200, 201, and 203, the Chief Executive Officer, or his designee, is hereby authorized and directed to execute such Amendment to the Annual Contributions Contract in quintuplicate and the Custodian and Keeper of Records is authorized and directed to attest and impress the official seal of the Chicago Housing Authority on each such counterpart. The aforesaid Amendment shall be substantially in the attached form.

(Item A13)

In July 2003, the Commissioners approved a Form of Lease and Tenant Selection Plan for the Domain Lofts (Cabrini) developments. Significant changes to the Form of Lease and tenant Selection Plan prompted renewed resident participation and input. Therefore, the CHA held a subsequent comment period and public hearing. It is understood that the developer has an interest and desire to implement its own lease form and tenant selection criteria that encourages consistent community standards and provides for the effective management of its mixed income development. The resolution for item A13 approves the revised Form of Lese and Tenant Selection Plan for the Domain Lofts Development.

RESOLUTION NO. 2003-CHA-143

WHEREAS, the Board of Commissioners has reviewed the Board Letter dated August 15, 2003, entitled “Authorization to amend Resolution No. 2003-CHA-100 approved on July 15, 2003, approving the Revised Form of Lease and Tenant Selection Plan for the Domain Lofts (Cabrini) Development and to amend the CHA Admission and Occupancy Policy to incorporate such document as an addendum thereto”

THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY

THAT, the Board of Commissioners authorizes the amendment to Resolution 2003-CHA-100 approving the revised form of lease and Tenant Selection Plan, substantially in the form attached hereto, for utilization at the Domain Lofts (Cabrini) development; authorize the Board Chairperson or Chief Executive Officer to approve any final changes to such form of lease and Tenant Selection Plan, including changes based on HUD requirements or changes, if any, resulting from any applicable notice and comment period; and hereby approves an amendment to the Chicago Housing Authority’s Admission and Occupancy Policy to add the final form of said lease and Tenant Selection Plan as an addenda. Such approval shall constitute conclusive evidence of the Board’s approval of any and all such changes.

The Omnibus Motion to adopt resolutions for Items A1 and A7 thru A13 was seconded by Commissioner Harris and the voting was as follows:

Ayes:	Sharon Gist Gilliam Hallie Amey Mamie Bone Earnest Gates Dr. Mildred Harris Lori Healey Michael Ivers Martin Nesbitt Carlos Ponce Sandra Young
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Nays:	None
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There being no questions or discussion, the Chairperson thereupon declared said Motion carried and said resolutions adopted.

Commissioner Gates then introduced a Motion to adopt the resolution for Item A2.

(Item A2)

In June 2003, the Authority advertised an Invitation For Bid in area newspapers for the building addition to the Lowden Homes Administration Building. Additionally, 31 companies, including 16 MBE/WBE firms, were directly solicited. Of the three bids received and open, G.F. Structures was determined to have presented the lowest responsive and responsible bid. Accordingly, the resolution for Item A2 approves award of contract to G.F. Structures. As part of the CHA's Capital Improvement Program for Seniors, this contract is necessary to construct a new 2000 sq. ft. building addition to the existing Lowden Homes Administration Building. The scope of work will include, but not be limited to, a new foundation for the addition of 3 new offices, one conference room for LINKS, a high tech SMART Homes equipment room, new electrical services and the construction of an ADA-compliant unisex toilet.

RESOLUTION NO. 2003-CHA-144

WHEREAS, the Board of Commissioners has reviewed Board Letter dated August 26, 2003, Entitled "Authorization to execute contract with G. F. Structures Corporation for Lowden Homes Modernization - Administration building addition (IL2-13)";

THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY

THAT, the Board of Commissioners authorizes the Chief Executive Officer or his designee to execute a firm fixed-fee contract with G.F. Structures Corporation in the amount of \$427,212.00 for the Lowden Homes Modernization - Administration Building Addition - 200 W. 95th Street. The time for completion of work under the contract will be one hundred twenty (120) calendar days from the date of the Notice to Proceed.

The Motion to adopt the resolution for Item A2 was seconded by Commissioner Harris and the voting was as follows:

Ayes:	Sharon Gist Gilliam
	Hallie Amey
	Mamie Bone
	Earnest Gates
	Dr. Mildred Harris
	Lori Healey
	Michael Ivers
	Martin Nesbitt
	Carlos Ponce
	Sandra Young

Nays:	None
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There being no questions or discussion, the Chairperson thereupon declared said Motion carried and said resolution adopted.

Commissioner Gates then introduced a Motion to adopt the resolution for Item A3.

(Item A3)

The CHA advertised an Invitation For Bid in area newspapers for the general renovation of 200 units at the Judge Fisher Apartments. The CHA also directly solicited 78 firms including 45 MBE/WBE firms. Upon review of the seven bids received and clarification thereof, G.F. Structures was determined to be the lowest responsive and responsible bidder. The scope of work will include: renovation of kitchens with new ranges/ovens, new floor tiles, repairs of damaged walls and ceilings, new air conditioning units in every apartment, new doors and hardware, new windows, new emergency generator, mechanical and electrical system upgrades, construction of ADA compliant apartment units and renovation of the building management offices.

RESOLUTION NO. 2003-CHA-145

WHEREAS, the Board of Commissioners has reviewed Board Letter dated September 5, 2003, Entitled "Authorization to execute contract with G.F. Structures for Senior Housing Rehabilitation at Judge Fisher Apartments (5821 N. Broadway) (IL2-44D).

THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY

THAT, the Board of Commissioners authorizes the Chief Executive Officer or his designee to execute a firm fixed fee contract with G.F. Structures Corporation for an amount of \$8,960,000.00 for general renovations at the Judge Fisher Apartments, 5821 N. Broadway (IL2-44D). The time for completion of work under the contract will be 502 calendar days from the date of the Notice to Proceed.

The Motion to adopt the resolution for Item A3 was seconded by Commissioner Young and the voting was as follows:

Ayes: Sharon Gist Gilliam
Hallie Amey
Mamie Bone
Earnest Gates
Dr. Mildred Harris
Lori Healey
Michael Ivers
Martin Nesbitt
Carlos Ponce
Sandra Young

Nays: None

There being no questions or discussion, the Chairperson thereupon declared said Motion carried and said resolution adopted.

Commissioner Gates then introduced a Motion to adopt the resolution for Item A4.

(Item A4)

The CHA advertised an Invitation For Bid in area newspapers for the general renovation of 450 units at the Sheridan/Devon Apartments. The CHA also directly solicited 78 firms including 45 MBE/WBE firms. Upon review of the five bids received and clarification thereof, G.F. Structures was determined to be the lowest responsive and responsible bidder. The scope of work will include: renovation of kitchens (including new ranges/ovens) and bathrooms, new floor tiles, repairs of damaged walls and ceilings, new air conditioning units in every apartment, new doors and hardware, new windows, new emergency generator, mechanical and electrical system upgrades, construction of ADA compliant apartment units and renovation of the building management offices.

RESOLUTION NO. 2003-CHA-146

WHEREAS, the Board of Commissioners has reviewed Board Letter dated September 3, 2003, Entitled "Authorization to execute contract with G.F. Structures for Senior Housing Rehabilitation at Sheridan/Devon apartments, 6400 N. Sheridan Road (IL2-073).

THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY

THAT, the Board of Commissioners authorizes the Chief Executive Officer or his designee to execute a firm fixed-fee contract with G.F. Structures in the amount of \$14,478,413.89 for the general renovations of the Sheridan/Devon Apartments, 6400 N. Sheridan Rd. (IL2-073). The time for completion of work under the contract will be seven hundred thirty (730) calendar days from the date of the Notice to Proceed.

The Motion to adopt the resolution for Item A4 was seconded by Commissioner Healey and the voting was as follows:

Ayes: Sharon Gist Gilliam
Hallie Amey
Mamie Bone
Earnest Gates
Dr. Mildred Harris
Lori Healey
Michael Ivers
Martin Nesbitt
Carlos Ponce
Sandra Young

Nays: None

There being no questions or discussion, the Chairperson thereupon declared said Motion carried and said resolution adopted.

Commissioner Gates then introduced a Motion to adopt the resolution for Item A5.

(Item A5)

The CHA advertised an Invitation For Bid in area newspapers for the general renovation of 129 units at the Midwest Terrace Apartments. The CHA also directly solicited 78 firms including 45 MBE/WBE firms. Upon review of the seven bids received and clarification thereof, G.F. Structures was determined to be the lowest responsive and responsible bidder. The scope of work will include: renovation of kitchens and bathrooms, new floor tiles, repairs of damaged walls and ceilings, new doors and hardware, refurbishing of parking lots, construction of ADA compliant apartment units and renovation of the building management offices

RESOLUTION NO. 2003-CHA-147

WHEREAS, the Board of Commissioners has reviewed Board Letter dated September 4, 2003, Entitled "Authorization to execute contract with G.F. Structures for Senior Housing Rehabilitation at Midwest Terrace Apartments, 150 S. Campbell (IL2-043).

THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY

THAT, the Board of Commissioners authorizes the Chief Executive Officer or his designee to execute a firm fixed-fee contract with G.F. Structures in the amount of \$7,131,042.00 for the general renovations of the Midwest Terrace Apartments, 150 S. Campbell (IL2-043). The time for completion of work under the contract will be three hundred sixty five (365) calendar days from the date of the Notice to Proceed.

The Motion to adopt the resolution for Item A5 was seconded by Commissioner Harris and the voting was as follows:

Ayes:	Sharon Gist Gilliam
	Hallie Amey
	Mamie Bone
	Earnest Gates
	Dr. Mildred Harris
	Lori Healey
	Michael Ivers
	Martin Nesbitt
	Carlos Ponce
	Sandra Young

Nays:	None
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There being no questions or discussion, the Chairperson thereupon declared said Motion carried and said resolution adopted.

Commissioner Gates then introduced a Motion to adopt the resolution for Item A6.

(Item A6)

The CHA advertised an Invitation For Bid in area newspapers for installation of new windows and exterior renovations at the Loomis Courts Apartments. CHA also directly solicited 49 firms including 13 MBE/WBE firms. Bidders were requested to submit a lump sum base bid for completion of the required exterior renovations and installation of new windows. Of the four bids received and opened, the apparent low bidder was allowed to withdraw its bid due to a serious mistake of the price quoted for an essential item listed in the statement of work. Once all remaining bids were evaluated, it was determined that G.F. Structures submitted the lowest responsive and responsible bid. Accordingly, the resolution for Item A6 approves award of contract to G.F. Structures.

RESOLUTION NO. 2003-CHA-148

WHEREAS, the Board of Commissioners has reviewed Board Letter dated August 29, 2003, Entitled "Authorization to execute contract with G. F. Structures for windows and exterior repairs at Loomis Courts, 1314 West 15th Street and 1342 West 15th Street, IFB No. 01223

THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY

THAT, the Board of Commissioners authorizes the Chief Executive Officer or his designee to execute a firm fixed-fee contract with GF Structures Corporation in the amount of \$3,292,095. The time for completion of work under the contract will be six (6) months from the date of the notice to proceed.

The Motion to adopt the resolution for Item A6 was seconded by Commissioner Amey and the voting was as follows:

Ayes: Sharon Gist Gilliam
Hallie Amey
Mamie Bone
Earnest Gates
Dr. Mildred Harris
Lori Healey
Michael Ivers
Martin Nesbitt
Carlos Ponce
Sandra Young

Nays: None

There being no questions or discussion, the Chairperson thereupon declared said Motion carried and said resolution adopted. The Joint Finance and Operations & Facilities Committee report was also accepted in total.

Commissioner Young, Chairperson of the Tenant Services Committee, then presented her monthly report. Per Commissioner Young, the Tenant Services Committee held its regularly scheduled meeting on Wednesday, September 10, 2003, at approximately 1:30 p.m. at the 626 Corporate Office.

Commissioner Young then introduced an Omnibus Motion for the adoption of the resolutions for Items B1 through B3 discussed, voted and recommended for Board approval by the Tenant Services Committee.

(Item B1)

In August 2002, the Commissioners approved a Development Agreement with Jazz Drexel LLC, the development team selected for the “Drexel site” redevelopment project. Century Place Development is part of the Jazz Drexel development team and responsible for development and property management of the rental phase. As part of its proposal, Century Place also included a social service component. The resolution for Item B1 approves award of contract to Century Place Development to provide community and supportive services to the Drexel Site. The primary focus on the proposed Supportive Services Agreement will be to assist CHA families that have chosen to return to the Jazz on the Boulevard/Drexel mixed income community. Case management services will be specifically designed to address site specific criteria and the barriers a family may face in meeting the criteria and thus enabling a family to potentially reside in the community.

RESOLUTION NO. 2003-CHA-149

WHEREAS, the Board of Commissioners of the Chicago Housing Authority has reviewed the Board Letter dated August 25, 2003, entitled “Authorization to negotiate and execute a contract with Century Place Development Corporation to provide Community and Supportive Services to the Jazz On Boulevard / Drexel Community”.

THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY

THAT, the Board of Commissioners authorizes the Chief Executive Officer or his designee to negotiate and enter into a contract with Century Place Development Corporation, the rental developer for the Jazz on the Boulevard / Drexel redevelopment, to provide supportive services in an amount not to exceed \$500,000.

(Item B2)

In March 2002, the Commissioners approved a Development Agreement with Lake Park Crescent, LLC, and the development team selected for the Lake Park Crescent community. The Agreement refers to supportive services whereby the parties acknowledged that the developer may seek to initiate a social services program for the Lake Park Crescent Community. The resolution for Item B2 approves award of contract to Employment and Employer Services to provide the requisite supportive services to the Lake Park Crescent community. Case management services will be specifically designed to address site specific criteria and the barriers a family may face in meeting the criteria and thus enabling a family to potentially reside in the community. Admission to the Lake Park Crescent community requires that each household satisfy a work requirement, thereby making employment services the center of Lake Park Crescent LLC's supportive services plan.

RESOLUTION NO. 2003-CHA-150

WHEREAS, The Board of Commissioners of the Chicago Housing Authority has reviewed the Board Letter dated August 25, 2003, entitled "Authorization to negotiate and execute a contract with Lake Park Crescent I LLC to provide supportive services to the Lake Park Crescent Community".

THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY

THAT, the Board of Commissioners authorizes the Chief Executive Officer or his designee to negotiate and execute a contract with Lake Park Crescent I LLC, the developer for Lake Park Crescent development, to provide supportive services, in an amount not to exceed \$900,000.

(Item B3)

As part of the Plan For Transformation, CHA residents will be required to move at least once. Families are required to remain lease compliant during their tenure in subsidized housing and staying current on utility bills is a crucial component. Outstanding utility bills have become an impediment to successful tenancy and relocation. Accordingly, the CHA has been working with ComEd/Exelon to create a program to provide assistance to families with outstanding utility bills. The resolution for Item B3 authorizes the Chief Executive Officer to negotiate and enter into an agreement with Com/Ed to implement the C.H.A.N.C.E. Program. Under this program, an individual owing past due amounts to ComEd of \$300 or more, as of August 1, 2003, will have the opportunity to be relieved of up to 2/3 of the amount the individual owes as long as the individual pays the remaining 1/3 within 120 days of enrollment in the program.

RESOLUTION NO. 2003-CHA-151

WHEREAS, The Board of Commissioners of the Chicago Housing Authority has reviewed the Board Letter dated August 25, 2003, entitled "Authorization to negotiate and enter into an agreement with Commonwealth Edison to implement the C.H.A.N.C.E. Program to assist residents".

THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY

THAT, The Board of Commissioners authorizes the Chief Executive Officer or his designee to negotiate and enter into an agreement with Commonwealth Edison, the utility provider for CHA residents, to provide assistance with delinquent electric bills, in an amount not to exceed \$330,000, subject to HUD Approval.

The Omnibus Motion to adopt resolutions for Items B1 through B3 was seconded by Commissioner Harris and the voting was as follows:

Ayes:	Sharon Gist Gilliam Hallie Amey Mamie Bone Earnest Gates Dr. Mildred Harris Lori Healey Michael Ivers Martin Nesbitt Carlos Ponce Sandra Young
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Nays:	None
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There being no questions or discussion, the Chairperson thereupon declared said Motion carried and said resolutions adopted. The Tenant Services Committee report was also accepted in total.

There being no further business to come before the Commissioners, upon Motion made, seconded and carried, the meeting of the Board of Commissioners was adjourned.

S/B: Sharon Gist Gilliam
Chairperson

S/B: Lee Gill, Custodian and
Keeper of Records